

12/6 Rhatigan Place, Cable Beach, WA 6726



Villa For Sale

Thursday, 13 June 2024

12/6 Rhatigan Place, Cable Beach, WA 6726

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 128 m2

Type: Villa



Phil Oakden
0891921677

\$549,000

Perfect for those looking to get their foot in the market or savvy investors with an eye on a great rental return, this is the property for you! Perfectly positioned at the end of a cul-de-sac, close to everything Broome has to offer, this free standing 3 bed, 1.5 bath, Villa offers modern, easy-care living in a great Cable Beach location. Boasting the prime street front position and, on an 'Island within the Strata complex (with no direct neighbours on all sides), this Villa is in an extremely neat and tidy, well-maintained complex where the features start from the front with landscaped gardens, a double carport with a gabled roof and an additional parking bay to the side for a boat or caravan. With a brick exterior, the home is naturally insulated - cool and calm. The interiors are light and bright, the spacious interior boasts tiled open-plan living and dining areas - enough room for young couple and extended families alike. A super generous kitchen complete with timber trims, loads of cupboard space, tiled splash backs, built-in pantry and feature face brick breakfast bar add to the homey appeal. Other key features include 3 BIG bedrooms, all with built-in robes and air-con, a large main bathroom, separate laundry (with a guest toilet!) ample storage space, ceiling fans, window blinds, security screens and more. Save money and be wise with your energy usage also in this home by taking advantage of the 5.5kw solar power system & solar water system. And, sit back and feel secure with your very own internally monitored security system, complete with 2 external CCTV cameras. Outside, seamlessly blending indoor and outdoor living, the large paved rear pergola offers a beautiful outdoor setting thanks to the fully fenced garden surrounds (the largest in the entire Strata development) and additional grassed areas. Located just a short drive from Cable Beach and close to parks, local primary schools, shops and bike paths, everything you need is right on your doorstep. Currently tenanted until May 2025 @ 840/wk - this Property makes a great investment returning almost 8% gross on rental returns in addition to the natural capital appreciation. Call Phil today for a Private Viewing on 0427735419 or visit www.hutchrealestate.com.au for more. Strata Fees : Approx \$2069 / Qtr. 2023-24 Shire Rates : Approx \$2653.73 per annum Water Rates : Approx \$260.69 bi-monthly Built : 1994 Land area - 503 Sq M Internal Size - 128 Sq M